



Texas Commission on Environmental Quality Waste Permits Division Correspondence Cover Sheet

Date: February 13, 2024
 Facility Name: Doty Sand Pit Venture Landfill
 Permit or Registration No.: 1247

Nature of Correspondence:
 Initial/New
 Response/Revision to TCEQ Tracking No.:
29453426 (from subject line of TCEQ letter
 regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

Table 1 - Municipal Solid Waste Correspondence

Applications	Reports and Notifications
<input type="checkbox"/> New Notice of Intent	<input type="checkbox"/> Alternative Daily Cover Report
<input type="checkbox"/> Notice of Intent Revision	<input type="checkbox"/> Closure Report
<input type="checkbox"/> New Permit (including Subchapter T)	<input type="checkbox"/> Compost Report
<input type="checkbox"/> New Registration (including Subchapter T)	<input type="checkbox"/> Groundwater Alternate Source Demonstration
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Groundwater Corrective Action
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> Limited Scope Major Amendment	<input type="checkbox"/> Groundwater Background Evaluation
<input type="checkbox"/> Notice Modification	<input type="checkbox"/> Landfill Gas Corrective Action
<input type="checkbox"/> Non-Notice Modification	<input type="checkbox"/> Landfill Gas Monitoring
<input type="checkbox"/> Transfer/Name Change Modification	<input type="checkbox"/> Liner Evaluation Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Soil Boring Plan
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Special Waste Request
<input type="checkbox"/> Subchapter T Disturbance Non-Enclosed Structure	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Other: Response to Comments of Jan 9, 2024	

Table 2 - Industrial & Hazardous Waste Correspondence

Applications	Reports and Responses
<input type="checkbox"/> New	<input type="checkbox"/> Annual/Biennial Site Activity Report
<input type="checkbox"/> Renewal	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> Post-Closure Order	<input type="checkbox"/> Closure Certification/Report
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Construction Certification/Report
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> CCR Registration	<input type="checkbox"/> Extension Request
<input type="checkbox"/> CCR Registration Major Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> CCR Registration Minor Amendment	<input type="checkbox"/> Interim Status Change
<input type="checkbox"/> Class 3 Modification	<input type="checkbox"/> Interim Status Closure Plan
<input type="checkbox"/> Class 2 Modification	<input type="checkbox"/> Soil Core Monitoring Report
<input type="checkbox"/> Class 1 ED Modification	<input type="checkbox"/> Treatability Study
<input type="checkbox"/> Class 1 Modification	<input type="checkbox"/> Trial Burn Plan/Result
<input type="checkbox"/> Endorsement	<input type="checkbox"/> Unsaturated Zone Monitoring Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Waste Minimization Report
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Other:
<input type="checkbox"/> 335.6 Notification	
<input type="checkbox"/> Other:	



SKA Project 6022-0001
Via Federal Express

February 13, 2024

Municipal Solids Waste Permits Section, MC-124
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

**RE: Application for Development Permit for Proposed Enclosed Structure
Over Closed Municipal Solid Waste Landfill
Doty Sand Pit Venture Landfill
12000 Bissonnet Street, Houston, Harris County, Texas 77099
TCEQ MSW Permit No. 1247; TCEQ Tracking No. 29453426**

Dear Mr. Pedersen:

SKA Consulting, L.P (SKA) on behalf of Impact Residential Development, LLC (Applicant) has prepared the following responses to the Texas Commission on Environmental Quality (TCEQ) comments regarding the above referenced application and transmitted by email on January 9, 2024. The TCEQ comments are listed below in italics followed by the respective response.

1. *Form TCEQ-20785, Item 10. Verify that the development permit application is posted at the URL provided.*

The Application URL in Item 10 of the Form TCEQ- 20785 (page 3) has been corrected. The revised form (unmarked) and a redline-strikeout (marked) version are enclosed. On the marked copy new material is shown in bold type.

2. *Form TCEQ-20785, Item 18. Provide email addresses for the Harris County Flood Control District, state senator, and state representative.*

The email addresses for the Harris County Flood Control District (page 7), the state senator (page 9) and state representative (page 9) have been added to Form TCEQ-20785. In addition, SKA has revised the Mayor's name on page 7 of Form TCEQ-20785 to John Whitmire. The revised form (unmarked) and a redline-strikeout (marked) version are enclosed. On the marked copy new material is shown in bold type.

3. *Table of Contents. Provide a table of contents sealed, signed, and dated by a Texas Professional Engineer in accordance with 30 TAC 330.57(g).*

The Table of Contents for accompanying Narrative has been sealed by a Texas Professional Engineer. The sealed Table of Contents is enclosed.

4. *Provide a map numbering the landowners adjacent to Bissonnet 136, LLC's MSW Permit No. 1247 property in accordance with 30 TAC 330.954(a)(8). Provide a numbered list of the adjacent landowners to be used with the adjacent landowner map. Include the mineral interest ownership for the MSW Permit No. 1247 property on the landowner map and numbered mailing list or indicate that the mineral interest*

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ownership could not be identified from the appraisal district records in accordance with 30 TAC 330.59(c).

The numbered map of adjacent landowners to MSW Permit No. 1247 is included as **Figure 3A** in the Narrative that accompanied the application. The numbered list of landowners is in the legend of **Figure 3A**. **Figure 3A** has been added to the Table of Contents for the Narrative.

No mineral owner interest data were found in the Harris County Appraisal District records.

5. *Provide an un-numbered electronic mailing list of adjacent landowners and mineral interest ownership (if known) in the Avery® 5160 format (a sheet with three columns of ten addresses per column) using all capital letters, United States Postal Service abbreviations, two-letter state abbreviations, and no punctuation except a hyphen in a ZIP code™*

An unnumbered electronic mailing list in the Avery 5160 format is provided in hard copy accompanying this response letter and electronically on a USB drive accompanying this response submittal.

In addition, a recently sealed professional engineer's certification (page 12 of Form TCEQ-20785) and signed applicant certification and property owner authorization (page 13 of Form TCEQ-20785) are included.

On behalf of Impact Residential Development, LLC, please contact me at mike.schultz@skaconsulting.com or (713) 266-6056 if you have any questions.

Sincerely,

SKA CONSULTING, L.P.



Mike Schultz, P.E.
Executive Vice President, Partner

Attachments: Form TCEQ-20785, Page 3 – unmarked and marked copies
Form TCEQ-20785, Page 7 – unmarked and marked copies
Form TCEQ-20785, Page 9 – unmarked and marked copies
Form TCEQ-20785, Page 14 – unmarked and marked copies
Form TCEQ-20785, Page 12 Professional Engineer's Certification (new)
Form TCEQ-20785, Page 13 Applicant Certification (new)
Form TCEQ-20785, Page 13 Property Owner Authorization (new)
Narrative Table of Contents with P.E. seal
Figure 3A Adjacent Landowner Map (new)
Unnumbered Mailing List (new)

Texas Commission on Environmental Quality
Municipal Solid Waste Permits Section
February 13, 2024
Page 3

cc: Ms. Jessica Mullins, Impact Residential Development, LLC, w/attachments (electronic)
Mr. Mark Lester, Northwest Metro Holding, CS 34, LLC, w/attachments (electronic)
Ms. Elita Castleberry, Harris County Pollution Control Services Department,
w/attachments

8. Notification of MSW Landfill Determination

If soil tests were used to determine the presence of a closed MSW landfill, provide evidence that the engineer who performed the soil tests has notified the following persons of that determination in accordance with 30 TAC §330.953(d).

- Each owner and lessee
- Executive Director
- Local Government Officials
- Regional Council of Governments

9. Landfill Permit Status

What is the permit status of the landfill?

- Active MSW Permit Landfill in Post-Closure Care
- Revoked MSW Permit Non-Permitted Landfill

If the landfill is still in the post-closure care period subject to an active MSW Permit, this development permit application for proposed enclosed structures shall be accompanied by a Permit Modification application prepared in accordance with 30 TAC §305.70, and by a certification signed by an independent engineer in accordance with 30 TAC §330.957(b)(2).

If the landfill has completed the post-closure care period, but the MSW permit has not been revoked (site affected by an active MSW Permit), a Voluntary Revocation request of the MSW Permit shall be submitted in accordance with 30 TAC §330.465 prior to the submittal of this development permit application for proposed enclosed structures over a closed MSW landfill.

10. Application URL

Enter the URL address of a publicly accessible internet web site where the application and all revisions to that application will be posted in the box below:

https://www.skaconsulting.com/impact-development-permit-documents/

11. Public Place for Copy of Application

Name of the Public Place: Alief - David M. Henington Regional Library

Physical Address: 11903 Bellaire Blvd

City: Houston County: Harris State: TX Zip Code: 77072

Phone Number: 832-393-1820

Normal Operating Hours: M-Sat 10 am - 6 pm

18. Other Governmental Entities Information:

Fire Chief, Fire Marshal or Fire Inspector Information

Fire Department Name: Houston Fire Department
 Person's Name: Samuel Pena
 Mailing Address: 500 Jefferson, Suite 1700
 City: Houston County: Harris State: TX Zip Code: 77002
 Phone Number: 832-394-6700
 Email Address: hfdpubinf@houstontx.gov

Local Floodplain Authority (if applicable)

Authority Name: Harris County Flood Control District
 Contact Person's Name: Darrel Hahn
 Street or P.O. Box: 10555 Northwest Freeway
 City: Houston County: Harris State: Tx Zip Code: 77092
 Phone Number: 713-274-3776
 Email Address: FloodplainAdministrator@eng.hctx.net

City Mayor Information

City Mayor's Name: John Whitmire
 Office Address: P.O. Box 1562
 City: Houston County: Harris State: TX Zip Code: 77251
 Phone Number: 713-837-0311
 Email Address: mayor@houstontx.gov

City Health Authority Information

Contact Person's Name: Stephen L. Williams
 Office Address: 8000 N. Stadium Drive
 City: Houston County: Harris State: TX⁷⁷⁰⁰² Zip Code: 77054
 Phone Number: 832-395-5169
 Email Address: hhd.director@houstontx.gov

County Engineer Information

County Engineer's Name: Milton Rahman
County Engineer's P.E. Registration No.: 107665
Office Address: 1111 Fannin, 11th Floor
City: Houston County: Harris State: TX Zip Code: 77002
Phone Number: 713-274-3600
Email Address: _____

County Health Authority

Agency Name: Harris County Public Health
Contact Person's Name: Barbie Robinson
Office Address: 2223 West Loop South
City: Houston County: Harris State: TX Zip Code: 77027
Phone Number: 713-439-6000
Email Address: _____

State Representative Information

District Number: 131
State Representative's Name: Alma A. Allen
District Office Address: 10101 Fondren Road
City: Houston County: Harris State: TX Zip Code: 77096
Phone Number: 713-776-0505
Email Address: alma.allen@house.texas.gov

State Senator Information

District Number: 13
State Senator's Name: Borris L. Miles
District Office Address: 2440 Texas Parkway, Suite 110
City: Missouri City County: Fort Bend State: TX Zip Code: 77489
Phone Number: 281-261-2360
Email Address: borris.miles@senate.texas.gov

Professional Engineer's Certification of No Potential Threat to Public Health or the Environment

The applicant's engineer for this project shall complete one of the following certifications:

"I, _____, Texas PE Number _____, certify that the proposed development is necessary to reduce a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:

Engineering Firm Name: _____

Texas Board of Professional Engineers and Land Surveyors Firm Number: _____

Or:

" I, **Mike Schultz, P.E.**, Texas PE Number **68765**, certify that the proposed development will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:



Engineering Firm Name: **SKA Consulting, L.P.**

Texas Board of Professional Engineers and Land Surveyors Firm Number: **F-5009**

Signature Page

Applicant Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Jessica Mullins Title: Vice President

Signature: [Handwritten Signature] Date: 2/9/2024

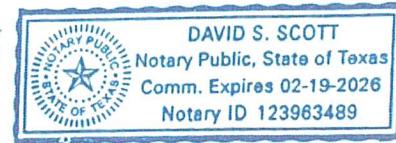
Email Address: jmullins@impactresidential.com

SUBSCRIBED AND SWORN to before me by the said Jessica Mullins

On this 9th day of February, 2024

My commission expires on the 19th day of February, 2026

Notary's Name: [Handwritten Signature]



Notary Public in and for
Harris County, Texas

Property Owner Authorization

To be completed by the property owner if the property owner is not the applicant.

I John Quinlan, President of Bissonnet 136, LLC, the owner of the property identified by the address 12000 Bissonnet St, Houston, TX 77099, hereby authorize the applicant to proceed with the project described in this application, and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Property Owner Name: Bissonnet 136, LLC

Signature: _____ Date: _____

Email Address: john.quinlan@gmail.com

SUBSCRIBED AND SWORN to before me by the said _____

On this _____ day of _____, _____

My commission expires on the _____ day of _____, _____

Notary's Name: _____

Notary Public in and for
_____ County, Texas

Signature Page

Applicant Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Jessica Mullins Title: Vice President

Signature: _____ Date: _____

Email Address: jmullins@impactresidential.com

SUBSCRIBED AND SWORN to before me by the said _____

On this _____ day of _____, _____

My commission expires on the _____ day of _____, _____

Notary's Name: _____

Notary Public in and for

_____ County, Texas

Property Owner Authorization

To be completed by the property owner if the property owner is not the applicant.

I John Quinlan, President of Bissonnet 136, LLC, the owner of the property identified by the address 12000 Bissonnet St, Houston, TX 77099, hereby authorize the applicant to proceed with the project described in this application, and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Property Owner Name: Bissonnet 136, LLC

Signature: [Handwritten Signature] Date: 2/12/2024

Email Address: john.quinlan@gmail.com

SUBSCRIBED AND SWORN to before me by the said John Quinlan, President of Bissonnet 136, LLC

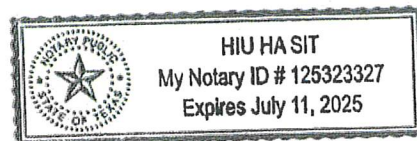
On this 12th day of February, 2024

My commission expires on the 11th day of July, 2025

Notary's Name: Hanika Sat

Notary Public in and for

Fort Bend County, Texas



Attachments for New Development Permit

Required Attachments

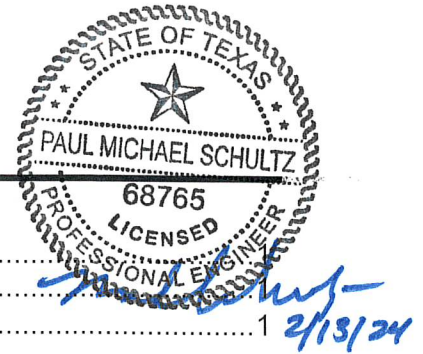
A. Narrative

Attachment	Attachment Number
Proposed Project Description	Narrative-Section 1.1
Existing Conditions Summary	Narrative-Section 1.2
Legal Authority	Narrative-Section 2.1
Evidence of Competency	Narrative-Section 2.2
Notice of Engineer Appointment	Narrative-Section 2.3
Notices of Coordination with Governmental Agencies and Officials	Narrative-Section 2.4
Geology and Soil Statement	Narrative-Section 3.2
Groundwater and Surface Water Statement	Narrative-Section 3.3
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Soil Tests	Narrative-Section 3.1
Closure Plan	Narrative-Section 4.5
Structures Gas Monitoring Plan	Narrative-Section 5.1
Site Operating Plan	Narrative-Section 5.2
Safety and Evacuation Plan	Narrative-Section 5.3

B. Maps and Plans

Attachment	Attachment Number
Adjacent Landowners Map	Narrative-Figure 3A
Adjacent Landowners List	Narrative-Figure 3A
Electronic List or Mailing Labels	Attached
General Location Map	Narrative-Figure 1
General Topographic Map	Narrative-Figure 2
Site Layout Plan with Limits of Waste Disposal Area	Narrative-Figure 3
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Structure Layout Plan	Narrative-Appendix 6
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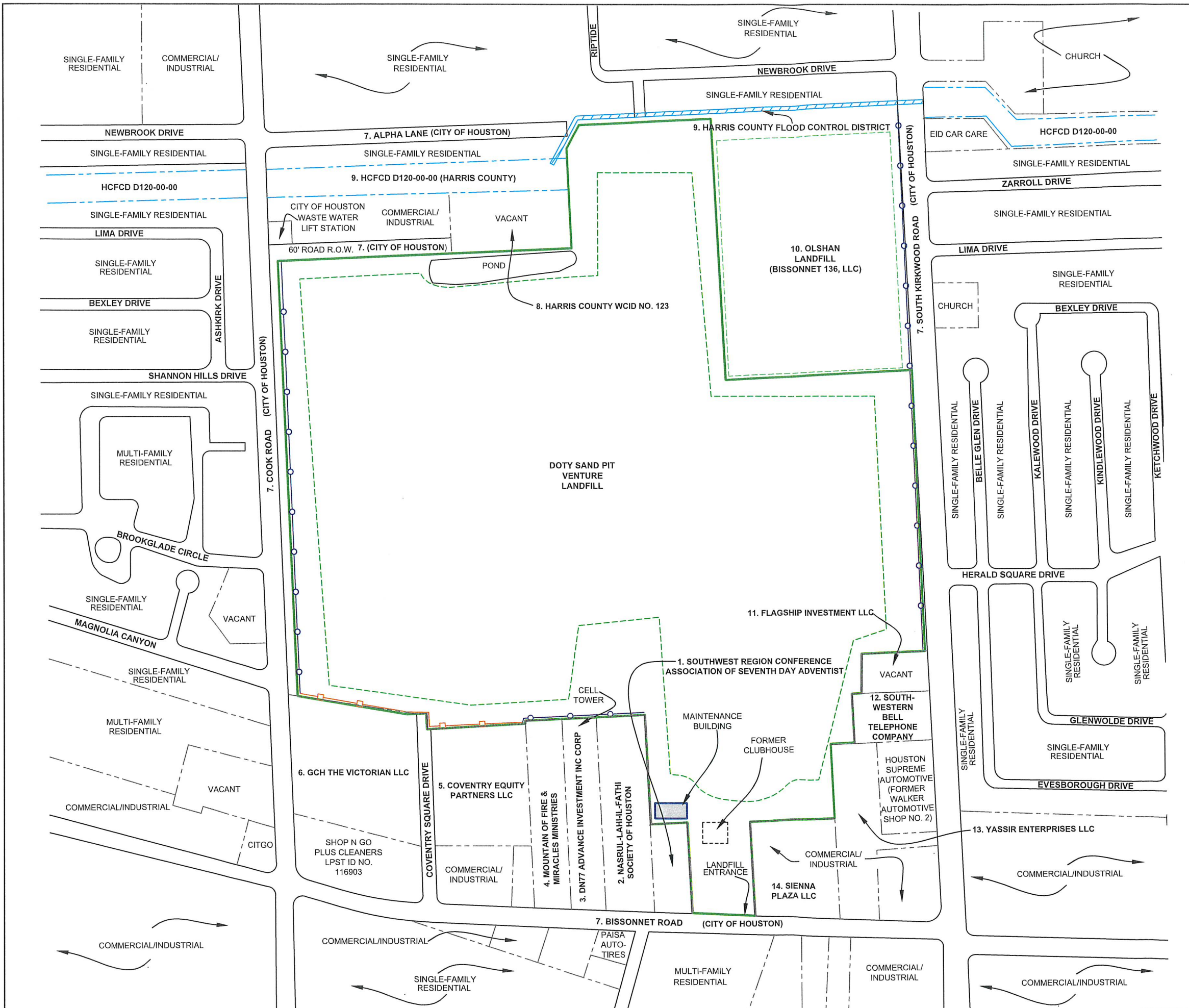
- Figure 1 – General Location Map
- Figure 2 – General Topographic Map
- Figure 3 – Surrounding Land Use
- Figure 3A - Adjacent Landowner Map
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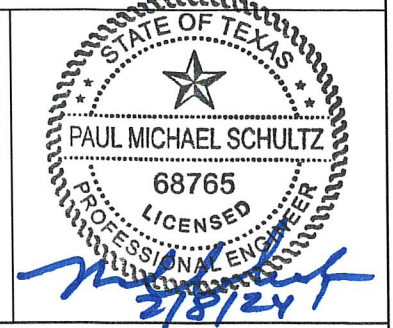
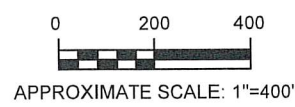


- LEGEND**
- MSW PERMIT NO. 1247 BOUNDARY
 - LOT BOUNDARY
 - ON-SITE BUILDING
 - WOODEN FENCE
 - METAL FENCE
 - APPROXIMATE LANDFILL WASTE BOUNDARY
 - HCFC DRAINAGE DITCH
 - HCFC UNDERGROUND BOX CULVERT

- ADJACENT LANDOWNERS**
- | | |
|---|---|
| 1. SOUTHWEST REGION CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTIST | 7. HOUSTON PUBLIC WORKS DEPARTMENT |
| 2. NASRUL-LAHLI-FATHI SOCIETY OF HOUSTON | 8. HARRIS COUNTY WCID NO. 132 |
| 3. DN77 ADVANCE INVESTMENT INC. CORP | 9. HARRIS COUNTY FLOOD CONTROL DISTRICT |
| 4. MOUNTAIN OF FIRE & MIRACLE MINISTRIES | 10. BISSONNET 136 LLC |
| 5. CONVENTRY EQUITY PARTNERS LLC | 11. FLAGSHIP INVESTMENT LLC |
| 6. GCH THE VICTORIAN LLC | 12. SOUTHWESTERN BELL TELEPHONE CO |
| | 13. YASSIR ENTERPRISES LLC |
| | 14. SIENNA PLAZA LLC |

NOTES:

- "HCFC" REPRESENTS HARRIS COUNTY FLOOD CONTROL DISTRICT.
- "MSW" REPRESENTS MUNICIPAL SOLID WASTE.
- "R.O.W." REPRESENTS RIGHT OF WAY.
- THE ORIGINAL VERSION OF THIS DRAWING IS IN COLOR. BLACK AND WHITE COPIES MAY NOT ACCURATELY DEPICT CERTAIN INFORMATION.
- THIS DRAWING HAS BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER OR GEOSCIENTIST. DO NOT ALTER THIS DOCUMENT IN ANY WAY WITHOUT THE WRITTEN CONSENT OF SKA CONSULTING, L.P.



ska SKA CONSULTING, L.P.
 1888 STEBBINS DRIVE, SUITE 100
 HOUSTON, TEXAS 77043
 Texas Registered Engineering Firm F-005009
 Texas Registered Geoscience Firm 50011

ADJACENT LANDOWNER MAP

DOTY SAND PIT VENTURE LANDFILL
 12000 BISSONNET STREET
 HOUSTON, HARRIS COUNTY, TEXAS 77099
 MSW PERMIT NO. 1247

FIGURE
3A

DATE: FEBRUARY 2024	JOB NO: 6022-0001	SCALE: AS SHOWN
1 FIRST REVISION	-	DRAWN BY: DKH
2 SECOND REVISION	-	CHECKED BY: PMS
3 THIRD REVISION	-	APPROVED BY: PMS

SOUTHWEST REGION CONFERENCE
ASSOCIATION OF SEVENTH DAY
ADVENTIST
2215 LANARK AVE
DALLAS TX 75203-4528

MOUNTAIN OF FIRE & MIRACLES
MINISTRIES
12142 BISSONNET
HOUSTON TX 77099-1414

HOUSTON PUBLIC WORKS
DEPARTMENT
P.O. BOX 1562
HOUSTON TX 77251

BISSONNET 136 LLC
22310 GRAND CORNER DR STE 140
KATY TX 77494-7467

YASSIR ENTERPRISES LLC
14429 AUTO PARK WAY
HOUSTON TX 77083-5766

NASRUL LAHI IL FATHI SOCIETY OF
HOUSTON
9630 KEEGAN RD
HOUSTON TX 77099-2501

COVENTRY EQUITY PARTNERS LLC
9401 COVENTRY SQUARE DR
HOUSTON TX 77099-1455

HARRIS COUNTY WCID NO 123
1001 PRESTON ST
HOUSTON TX 77002-1839

FLAGSHIP INVESTMENT LLC
9226 S KIRKWOOD RD
HOUSTON TX 77099-1929

SIENNA PLAZA LLC
11916 BISSONNET ST STE 180
HOUSTON TX 77099-1478

DN77 ADVANCE INVESTMENT INC CORP
10711 UMBER COURT
HOUSTON TX 77099-4038

GCH VICTORIAN LLC
15021 KATY FWY STE 580
HOUSTON TX 77094-1900

HARRIS COUNTY FLOOD CONTROL
DISTRICT
10555 NORTHWEST FWY
HOUSTON TX 77092

SOUTHWESTERN BELL TELE CO
C/O PROPERTY TAX DEPT
1010 PINE ST 9E L 01
SAINT LOUIS MO 63101-2015